

PLANNING COMMISSION REPORT



MEETING DATE: October 22, 2003

ITEM NO. _____ GOAL: Coordinate Planning to Balance Infrastructure

SUBJECT

Boulders Villas

REQUEST

Request for site plan approval per zoning stipulations from 5-ZN-1992 on a 18.1 +/- acre parcel located at the Northeast corner of Westland Road and Scottsdale Road with Planned Neighborhood Center, Planned Community District, Environmentally Sensitive Lands (PNC, PCD, ESL) and Central Business District, Planned Community District, Environmentally Sensitive Lands (C-2, PCD, ESL) zoning.

5-ZN-1992#3

Key Items for Consideration:

- Site plan proposal for Parcels A and B of the Boulders Community.
- Develop 48 commercial offices/ residential units, and move an existing maintenance facility.
- The zoning case required interior connections between parcels A and B, this site plan shows two sites - each with separate gated access to them but without vehicular or trail access between them. The vehicular connections, with this site proposal are not necessary. However, the trail access should be implemented.

Related Policies, References:

5-ZN-1992#2 – Site plan approval for office complex at southeast corner of Westland and Scottsdale Roads.

5-ZN-1992 - Rezone and Master Plan approval for the Boulders Community.

OWNER

Wyndham International
214-863-1491

APPLICANT CONTACT

LVA Urban Design Studio
480-994-0994

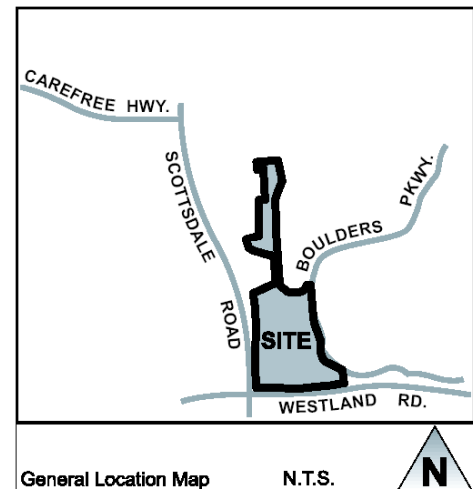
LOCATION

Northeast Corner of Westland & Scottsdale Rd

BACKGROUND

Zoning.

The site is zoned Planned Neighborhood Commercial (PNC) and Central Business District (C-2), both with Planned Community District (PCD) and Environmentally Sensitive Lands (ESL). These zoning districts allow a variety of commercial office, retail, and also residential use.



This property is part of the Boulders master planned community, which was annexed into the City as a mixed-use project in 1984. Several amendments have been made to the master plan with the most recent revision in 1992. The 1992 revisions adjusted stipulations and land uses that were assigned to various parts of the Boulders Community. In addition, stipulations made in the 5-ZN-1992 zoning case required that the parcels in this application have their respective site plans approved through the public hearing process.

General Plan.

The General Plan Land Use Element designates the property as Commercial. This category includes uses such as retail and office. This request is not proposing to change the general plan but will make use of the site's existing zoning.

Context.

This site is located at the northeast corner of Scottsdale Road and Westland Road, south of Carefree Highway and the El Pedregal retail/arts center.

- To the east is the Boulders Community golf course and single-family residences zoned Open Space (O-S) and Townhouse residential (R-4), both with Planned Community Development (PCD) and Environmentally Sensitive Lands (ESL) zoning.
- To the south is an office development zoned Service Residential (SR), Planned Community Development (PCD), and Environmentally Sensitive Lands (ESL).
- To the west is the Terravita community zoned Single-Family Residential (R1-10). A portion of the site is bounded on the west by the Boulders Community that is built with a medical office building and undeveloped land. The undeveloped land is zoned Central Business District (C-2), Planned Community Development (PCD), and Environmentally Sensitive Lands (ESL).
- To the north is undeveloped land in the Boulders Community that is zoned Central Business District (C-2), Planned Community Development (PCD), and Environmentally Sensitive Lands (ESL).

**APPLICANT'S
PROPOSAL****Goal/Purpose of Request.**

This request is for site plan approval to develop the property with 48 commercial office and living units.

	Acres	Live/Work Buildings	Intensity/ Density
Parcel A (south parcel)	14.1 acres	40	2.8
Parcel B (north parcel)	4 acres	8	2

The site plan responds to several 1992 zoning stipulations for these parcels:

1. This site plan conforms to the floor area ratio limit of 0.25.

2. At the time of zoning these properties, the likelihood of strip commercial development (for which connections between sites are more critical) would have been a key area of concern. But because this is not a typical commercial development, the lack of connection is not objectionable. However, if this project is not realized and an alternative development is proposed in the future, then the cross-site connections should be re-evaluated. A stipulation, in fact, has been incorporated to require such review at a public hearing. In addition to vehicular connections, pedestrian connections should be provided between Parcels A and B, a stipulation is required so that a trail connection between the properties will be implemented with this proposal.
3. The 1992 stipulations encouraged an internal orientation rather than external strip commercial development. The proposed site plan will not orient to the adjacent streets.
4. This development does not propose access points onto Scottsdale Road and this is consistent with the 1992 concept.
5. The submittal proposes a scenic corridor.
6. The minimum separation between access points on Westland Drive shall be 660 feet. The access point on Westland Drive will be moved west to align with the recently approved and constructed access point on the south side of Westland Drive.

Key Issues.

- Site plan design.
- This project is composed of 2 distinct parcels and each will be developed independently; no phasing is proposed.
- No trail access between sites.

Development information.

- *Existing Use:* Unimproved property
- *Buildings/Description:* 48 live/work buildings, 1 clubhouse building, and 1 maintenance building
- *Parcel Size:* 18.1 acres
- *Building Height Allowed:* 36 feet
- *Proposed Building Height:* Live/work units = 18 feet +/-
Clubhouse = 21 feet +/-
Maintenance facility = 15 feet +/-
- *Floor Area:* Live/work units = 2,258 +/- square feet/unit
Clubhouse = 2,162 +/- square feet
Maintenance facility = 2,133 +/- square feet

IMPACT ANALYSIS

Traffic.

A trip generation report was prepared comparing this live/work proposal to a more traditional commercial development. Because of the narrowing of uses from general retail uses to office/residences traffic generation is significantly reduced. The report demonstrates a reduction of all peak time trips and an overall reduction about 5,398 weekday trips.

Open Space/Trails.

There are trails in this area that connect to and from residential and commercial development. This development will make use of those connections and will provide pedestrian easement from the interior of Parcel A to the major wash at the north side of Parcel A and extending north to the live/work area of Parcel B, and connecting to the trail located along Scottsdale Road.

Helipad.

The existing medical office has a helipad that could impact the quality of life of those who reside in the live/work units nearby. Staff has incorporated stipulations that require the developer to fully disclose and notify buyers of the units about the helipad and to post a sign on the five northwest lots advising of the helipad location.

Schools District comments/review.

The Cave Creek Unified School District has been notified of this application. The school has responded to a request for school impact information by stating that the 49-live/work units should have no significant impact on the school district and should only increase in assessed valuation. In order to provide for safe school bus boarding/debarking, the school district is requesting school bus marking on the north curb of Westland Road. See attached e-mail.

Community involvement.

The applicant has posted the site with a Project Under Consideration sign, and held several neighborhood meetings with nearby property owners and interested parties. The following chart shows the outcome of the applicant's outreach efforts.

Citizen / Community Issue	Applicant Resolution
Concern about additional members to the golf/tennis club.	The club is private, thus property ownership at the Boulders does not result in automatic club membership. The applicant is agreeing to reduce the maximum number of Boulders Golf Memberships. The Villas owners would not be eligible for Boulders Club Membership by virtue of ownership status.
Landscape Facility – Location/Operations	View to the facility will be screened from motorists and pedestrians. Between 9:00 p.m. and 8:00 a.m. the fairway or greens mowers or tractors will not be transported to/from the landscape facility, except motorized golf carts used as trucks on the golf course. NOTE: Operational hours have been incorporated into the stipulations.
Concern about the 50% open space requirement in a private agreement.	This is a private agreement not enforceable by the City. Neither the applicant nor the residents have located a copy of this agreement.
Concern that the buildings should be much shorter than the 36 feet allowed by zoning.	The tallest proposed building is approximately 21 feet high.
Concerns about the maintenance facility, storage, lighting, access, and height of the screen wall.	The existing maintenance facility uses the Boulders internal streets for access, and that will continue. The heavy trucks also currently use the Boulders internal streets and in the proposed site plan will have access from Westland Road. The screen wall will be 8 feet high and there will be a 40- and 30-foot-wide NAOS buffer around the maintenance facility to shield it from nearby residences.
Concern about a better definition of the improvements along the east property line.	The site plan now shows landscaping and low undulating walls.

Community Impact.

The Boulders Master Planned Community is a mixed-use development with a resort, residential, office, shopping, and medical uses. Commercial and residential integrated uses have long-been allowed in the C-2 and PNC districts, encouraging mixed use settings. This development proposal will allow for construction of live/work units, offering an alternative to the traditional separation of working and living places. The approach to provide such a development is rare in Scottsdale and should encourage consideration of other live/work developments. The community benefits from live/work by its reduction in traffic generation and environmental impacts such as air pollution.

STAFF
RECOMMENDATION **Recommended Approach:**
Staff recommends approval, subject to the attached stipulations.

RESPONSIBLE
DEPT(S) **Planning and Development Services Department**
Current Planning Services

STAFF CONTACT(S) Kira Wauwie AICP
Project Coordination Manager
480-312-7061
E-mail: kwauwie@ScottsdaleAZ.gov

APPROVED BY _____
Kira Wauwie AICP
Report Author

Randy Grant
Chief Planning Officer

- ATTACHMENTS
1. Applicant's Narrative
 2. Context Aerial
 - 2A. Aerial Close-Up
 3. Land Use Map
 4. Zoning Map
 5. Stipulations
 6. Additional Information
 7. Traffic Impact Summary
 8. School District Correspondence
 9. Citizen Involvement
 10. Site Plan

Project Narrative
The Villas at The Boulders
A Luxury Live/Work Community
Request for Site Plan Approval
(Boulders Commercial Parcels A & B)

Revised 5-27-03

LOCATION AND CONTEXT

The Boulders Resort and Golf Community is one of Scottsdale's oldest and most respected master-planned mixed-use communities. The latest revision to the Development Master Plan was case 5-ZN-92, which set residential densities and provided for commercial areas along Scottsdale Road known as the "Boulders Commercial Parcels." These parcels are roughly 25% developed, with the unique El Pedregal retail/arts center, Desert Foothills Medical Center, and a real estate office. The parcels also contain part of The Boulders maintenance facilities, approximately one acre devoted to golf and resort nursery uses. South of Westland Road on Scottsdale Road (in what is now the Winfield Community) the Westland Carefree Office Center has been approved and is currently nearing completion.

The Development Master Plan case 5-ZN-92 established two zoning categories for Boulders Commercial Parcels:

- PNC (Planned Neighborhood Center) on Parcel A, about 14 acres, allowing a variety of commercial uses and up to 4 dwelling units per gross acre, and
- C-2 (Central Business District, Parcel B), originally 22 acres and now including El Pedregal, the medical center and the real-estate office, allowing a variety of commercial uses and up to 49 dwelling units by stipulation in 5-ZN-92.

REQUEST

There are a variety of reasons why the applicant is requesting site plan approval for 48 "live/work" units occupying all of the PNC zone and about 4 acres of the C-2 zone, including...

- The golf frontage on along the 8th green (both Parcel B C-2 and the north end of Parcel A PNC) makes this land valuable for residential use compared to office or retail uses, and is more compatible with existing residential properties bordering the fairway. The area is adjacent to El Pedregal, close to the Boulders Resort, faces existing luxury residences on the other side of the fairway, and has scenic views to the north and south. A small, gated live/work community provides the highest value and the least impact on the golf course and adjacent residential uses, in terms of building height and architectural character.
- The PNC-zoned land could be developed for uses up to 36 ft. in height such as (but not limited to) a bank, day-care, retail stores, offices or other commercial uses. The least disturbing use allowed under existing zoning would be "live/work" units in a gated-community setting. Allowing luxury live/work use would maintain a low-key environmental setting, with no large parking lots, with low building heights, and with architecture consistent with The Boulders. (In addition to the live/work units, the existing resort/golf nursery site would be re-located and formalized as a walled compound surrounded by landscape buffers.)
- The project narrative for *The Rocks at Reata Pass* (115-DR-2001, approved in August 2001) summarizes the "live/work" concept as follows...

"Our concept is to integrate a mixed-use development of residential with physically integrated offices that fit the lifestyle of today's modern business environment... additionally, offering the opportunity for the seasonal resident who is looking for genuine Sonoran luxury living with world-class amenities and experiences."

The "live/work" unit therefore has special appeal to the non-retired seasonal or permanent resident who needs to maintain business contact and activities while in residence. To that end, the clubhouse/commons provides not only fine recreational amenities, but also a meeting room, small kitchen, reception lounge and remote workstations.

This type of use is allowed by the Development Master Plan, which anticipated the mixing of business and residential uses. The applicant has also submitted a request for an administrative density transfer per 5-ZN-92.

- Parcel B (C-2 ESL zoning) was assigned 49 dwelling units in the site data table of the existing DMP, with a 2.2 DU/acre density listed. This is also stated in the zoning stipulations (page 1 item 5):

"A maximum of 1,475 dwelling units shall be allowed. Densities and unit counts on the residential, resort, and conference center parcels shall be as shown on the plan of development. One dwelling unit per business establishment shall be allowed on Parcels J and K B per the C-2 zoning district regulations (maximum 49 units combined total for both parcels)."

- Parcel A (PNC zoning) does not have DUs assigned in the DMP, but since an administrative density transfer is permitted that would transfer allowed density from Parcel B (C-2) to Parcel A (PNC), where residential use is permitted by the PNC zoning at a density of up to 4 DUs per gross acre (which allows 56 DUs on the 14.1 acre parcel).

A summary of proposed land use:

Total number of Commercial/Residential Units Proposed:	48
Distribution of Units:	8 in C-2 "North Villas"
	40 in PNC "South Villas"
Administrative Residential Density Transfers Requested:*	
From Parcel B (C-2) to PNC:	33 units
From Parcel F (R4R) to PNC:	7 units
Units Remaining in Parcel B (C-2) used in "North Villas":	8 units

* Refer to letter to Mr. J. Stabley, April 17, 2003. All transfers are from Wyndham land.

In reference to the project-wide limit of 1,475 dwelling units, the DMP site data table lists a total of only 1,291 DUs (this also includes what is now Winfield, south of Westland Road). Winfield was developed under the 5-ZN-92 zoning.

Other stipulations from the 5-ZN-92 case that affect the proposed site plan include:

Page 2 #6:

"The commercial parcels (A and B) shall be limited to 0.25 FAR (Floor Area Ratio)."

The commercial portion of the project will be far below 0.25 FAR..

Page 2 #7:

"Site Plans for all undeveloped non-residential parcels (A, B, RR, and SS) shall be approved through the public hearing process. The site plan for Parcel B shall be reviewed and include any phasing schemes. The first plan approved for Parcels A or B shall establish access to and between all... parcels."

"Access to and between parcels" has already been established, but we are proposing to change the existing pattern of rights-of-way.

Page 2 #8:

"The commercial areas (Parcels A and B) shall not orient toward Scottsdale Road, except as indicated on the approved site plan on Case 42-Z-88."

The type of unit proposed does not present a "commercial facade" to Scottsdale Road. The site plan review will address any concerns about building orientation.

Page 6 #24:

"Future density transfers between parcels may be approved by administrative action except that any transfer which would result in a density greater than that allowed by the approved base zoning shall be subject to City Council approval through the public hearing process. A revised plan of development showing the proposed amendment shall be submitted by the applicant prior to any such approval."

Density transfer between Parcel B and Parcel A is well below the densities allowed by their zoning. The applicant has submitted a request for administrative density transfer.

Page 6 #25:

"The development standards, stipulated dimensions and site plan calculations for the C-2 parcel B shall be based on the ultimate re-alignment of Scottsdale Road, not the current location."

The proposed site plan shows modifications to the location of portions of the Scenic Corridor, to conform to the actual road alignment and location of the Scenic Corridor at the existing Desert Foothills Medical Center.

Page 12 #7:

"Access to Scottsdale Road shall be limited to the locations shown on the plan of development with the following exception: Access between the Carefree Highway alignment and Westland Road shall not be provided unless specifically allowed at the time of site plan approval for Parcels B and A. In no event shall more than one additional access be provided for Parcels B and A."

No additional access is currently proposed.

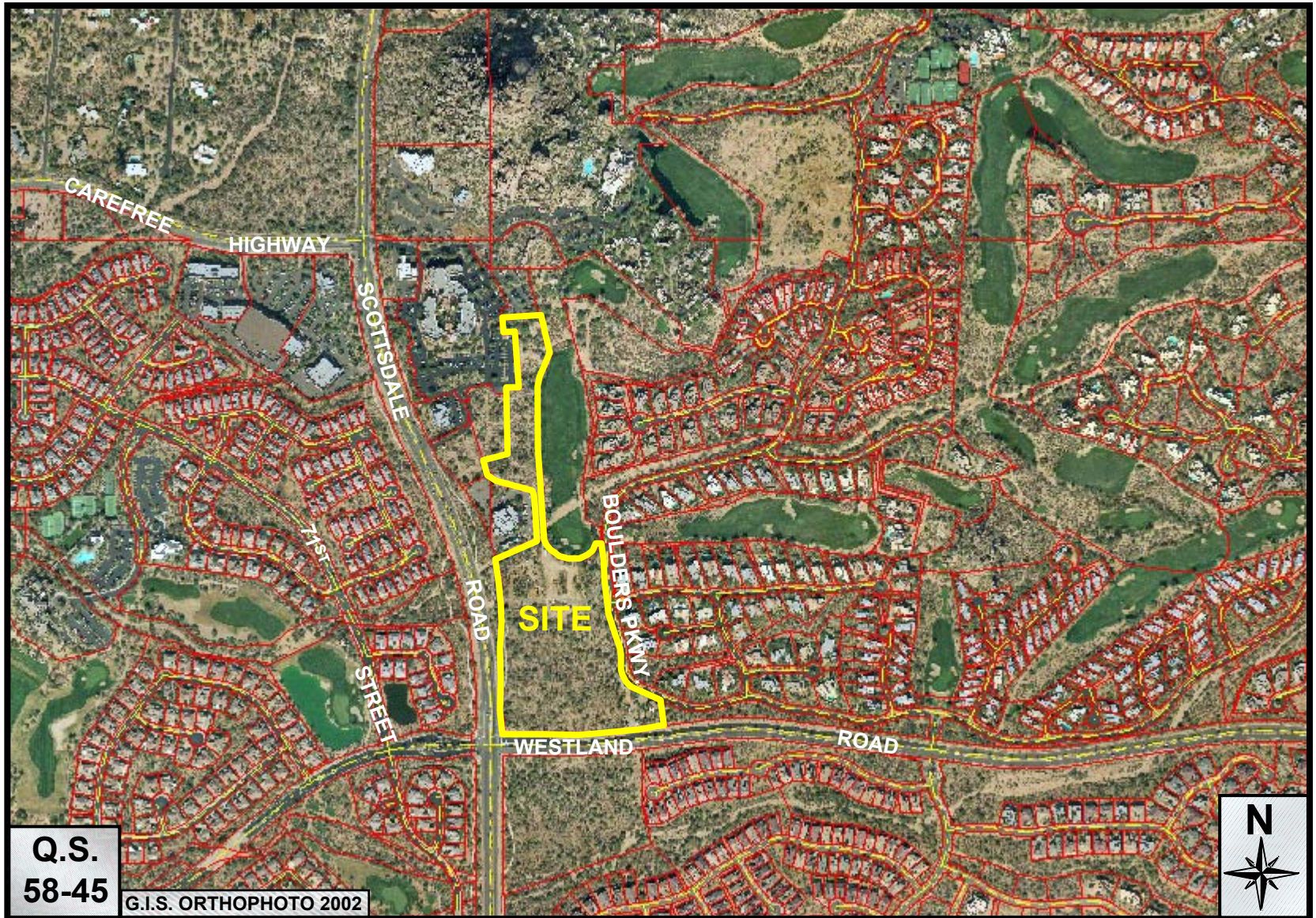
Page 12 #10:

"The minimum separation between access points on Westland Drive shall be 660 feet. A maximum of three median breaks shall be provided between Scottsdale Road and Hayden Road. The location of these median breaks shall be determined at the time of Master Street Plan approval."

Case 82-DR-2000 (unrelated project at the southeast corner of Scottsdale Road and Westland Road) re-located the westerly median break to accommodate Winfield residents, but did not examine or provide for access to Parcel A to the north. This is also addressed in Schedule A, 5-ZN-92 page 17 (h).

In conclusion, the applicant proposes that site plan approval for the "live/work" use better serves the Boulders setting, greatly reduces traffic volumes, lowers building heights from what is allowed for commercial structures, reduces adverse visual impacts, and provides a type of use that is uniquely suited to the seasonal or permanent resident who wishes to carry out business activity in an integrated office/home environment.





Villas at The Boulders

5-ZN-1992#3

ATTACHMENT #2

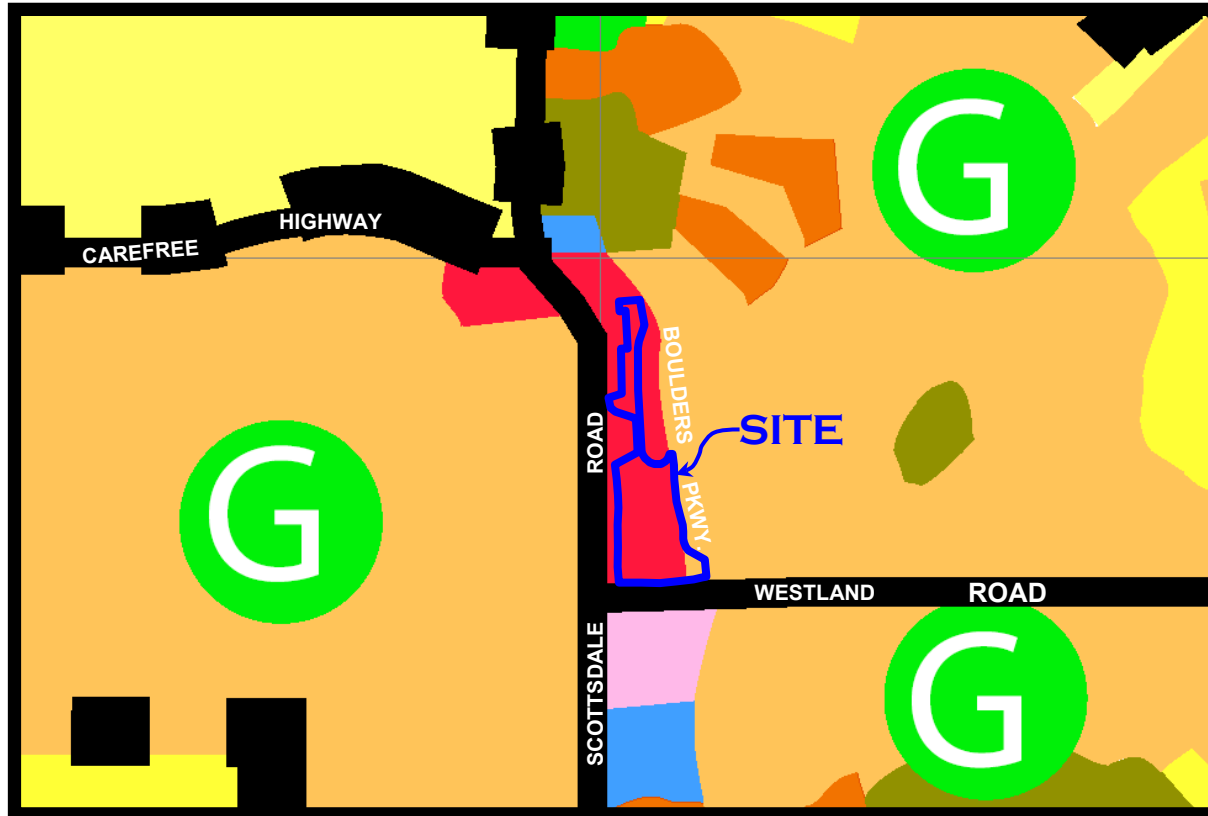


Villas at The Boulders

5-ZN-1992#3

ATTACHMENT #2A

GENERAL PLAN

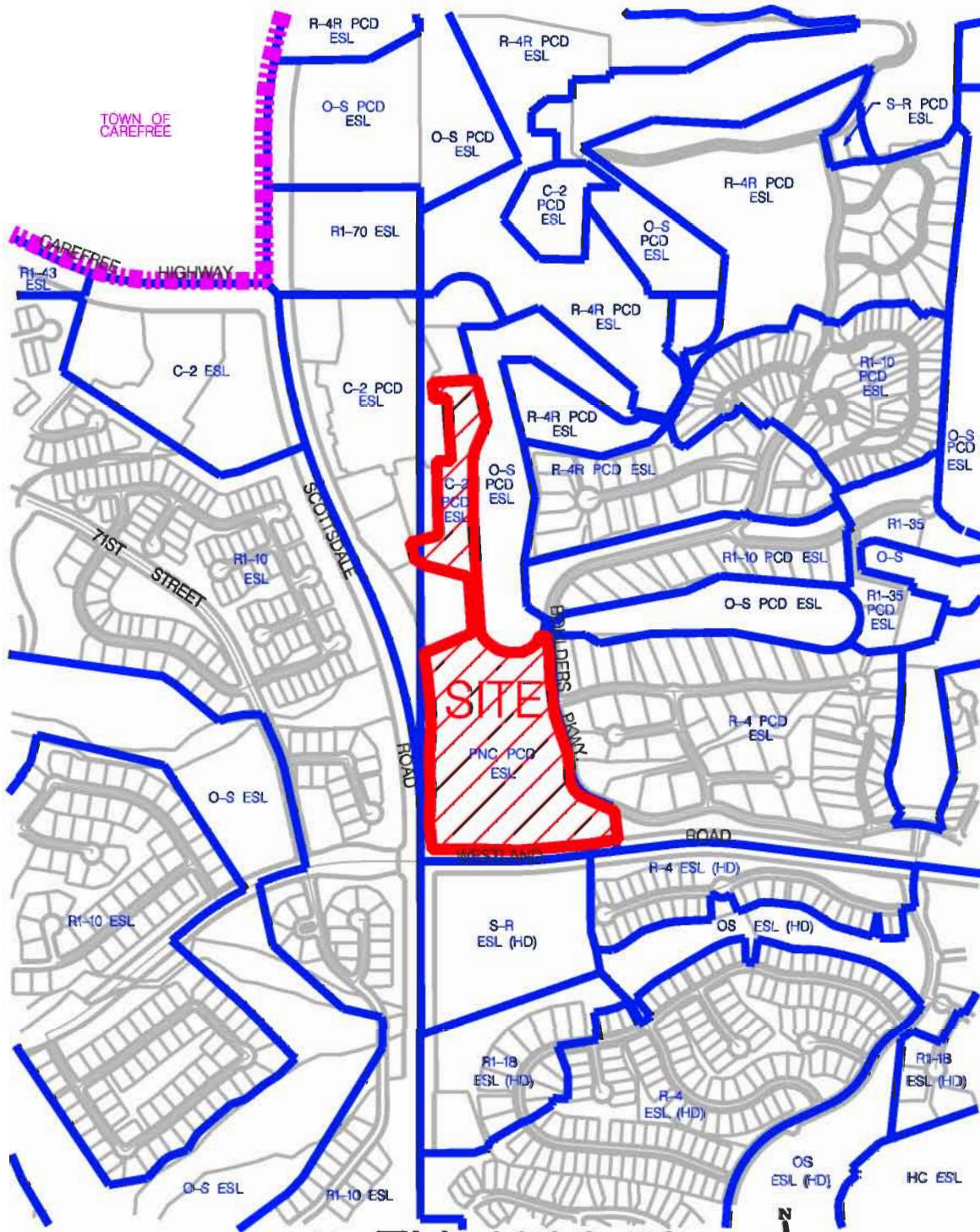


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|---|--|
| Rural Neighborhoods | Commercial |
| Suburban Neighborhoods | Office |
| Urban Neighborhoods | Employment |
| Mixed-Use Neighborhoods | Natural Open Space |
| Resorts/Tourism | Developed Open Space (Parks) |
| Shea Corridor | Developed Open Space (Golf Courses) |
| Mayo Support District | Cultural/Institutional or Public Use |
| Regional Use District | State Trust Lands under State Land Commissioner's Order #078-2001/2002 |
| McDowell Sonoran Preserve (as of 4/2002) | |
| Recommended Study Boundary of the McDowell Sonoran Preserve | |
| City Boundary | Location not yet determined |



5-ZN-1992#3
ATTACHMENT #3

Adopted by City Council October 30, 2001
Ratified by Scottsdale voters March 12, 2002
revised to show McDowell Sonoran Preserve as of April 2, 2002



5-ZN-1992#3
ATTACHMENT #4

STIPULATIONS FOR CASE 5-ZN-1992#3

PLANNING/ DEVELOPMENT

1. **ZONING.** The stipulations of Cases 112-Z-1986, 47-UP-1986, 59-ZN-1985, 53-ZN-1986, 42-ZN-1988, 42-ZN-1989, 38-UP-1989, 5-ZN-1992, and 5-ZN-1992#2 shall apply except as amended by these stipulations.
2. **CONFORMANCE TO SITE PLAN.** Development shall conform to the site plan submitted by LVA Urban Design Studios, LLC, and dated April 11, 2003. These stipulations take precedence over the above-referenced site plan. Any proposed significant change to this site plan, as determined by the Zoning Administrator, shall be subject to subsequent public hearings before the Planning Commission and City Council.
3. **MAINTENANCE FACILITY OPERATIONS:** The fairway or greens mowers or tractors, excluding motorized golf carts used as trucks on the golf course, shall not be transported to/from the landscape facility between 9:00 p.m. and 8:00 a.m. However, maintenance vehicles and equipment that do not travel on North Boulders Parkway or East Boulders Parkway shall be exempt from this requirement.
4. **ACCESS BETWEEN PARCELS.** In the event that this proposed site plan is not built, then any future site plan shall return for a public hearing by the Planning Commission and City Council for reconsideration of the circulation connection for vehicular and pedestrian traffic between Parcel A and Parcel B.
5. **BUILDING HEIGHT LIMITATIONS.** No building on the site shall exceed 1 story, 22 feet above finished floor and 30-feet above the existing natural grade.
6. **SCENIC CORRIDORS.** The scenic corridor width along Scottsdale Road shall be a minimum of 50-feet and an average of 75-feet, measured from the outside edge of the street right-of-way. With the Development Review Board submittal, the applicant shall provide documentation of either the average scenic corridor south of Care Free Highway, or a wider scenic corridor easement to align with proposed construction envelopes or by other means. Unless otherwise approved by the Development Review Board, the scenic corridor shall be left in a natural condition.
7. **SCENIC CORRIDOR DEDICATION BEFORE BUILDING PERMIT ISSUED.** The final plat or site plan shall show and dedicate an easement to the city, identifying a minimum 50-foot and average 75-foot wide scenic corridor easement along Scottsdale Road.
8. **PEDESTRIAN ACCESS.** With the Development Review Board submittal, the developer shall submit a plan providing pedestrian access to the commercial and recreational areas on and adjacent to the site.
9. **NOTICE TO PROSPECTIVE BUYERS – HELIPAD LOCATED NORTH OF PARCEL A AND SOUTHWEST OF PARCEL B.** At the time of any initial site grading, the developer shall post a sign on each of the 5 units located at the northwest corner of Parcel A, including 2 of the units west of the drainage and pedestrian easement and 3 of the units located east of the drainage and pedestrian easement as shown on the site plan submitted by LVA Urban Design Studios, LLC, and dated April 15, 2003. The signs shall advise of the helipad location and its proximity (location and distance away) to each of those units. The lettering on the signs shall be legible from the internal private street of Parcel A. The signs shall be maintained on the individual unit site until such time as a final certificate of occupancy is issued for the individual unit site. In addition, the developer shall give the following information in writing to all prospective buyers of any parcels,

lots, tracts, or portions of the site:

- a. The closest distance from the parcels, lots, tracts, or portions of the site to the midpoint of the helipad.
- b. The development's private streets shall not be maintained by the city.
- c. The city shall not accept any common areas on the site for ownership or maintenance.

ENVIRONMENTAL DESIGN

1. VISTA CORRIDOR WASHES.

Parcel A:

- a. The Vista Corridor Easement at the north side of Parcel A, shown on the site plan by LVA Urban Design Studio LLC, dated April 11, 2002, shall be preserved as a Vista Corridor Wash in its existing easement location and width.
- b. The Vista Corridor Easement in the center of Parcel A, shown on the site plan by LVA Urban Design Studio LLC, dated April 11, 2002, shall be preserved as a Major Wash in its existing easement location and width.

Parcel B:

- a. The Vista Corridor Easement at the south side of Parcel B, shown on the site plan by LVA Urban Design Studio LLC, dated April 11, 2002, shall be preserved as a Vista Corridor Wash in its existing easement location and width.
- b. The Vista Corridor Easement at the north side of Parcel B, shown on the site plan by LVA Urban Design Studio LLC, dated April 11, 2002 shall be preserved as a Vista Corridor Wash in its existing location and width.

2. WASHES. All washes with a 100-year storm of 50 cfs or greater shall remain as natural as possible. Any proposed alterations or improvements to these washes shall be subject to the review and approval by the Project Review staff.

3. VISTA CORRIDOR EASEMENTS-ADJACENT WALLS. Solid walls adjacent to Vista Corridor easements shall comply with the following standards:

- a. The location of the top of the bank of the wash shall be determined jointly by the developer and the Planning and Development Services staff and staked by the developer.
- b. The Natural Area/Vista Corridor easements of the wash shall be continuous up the bank to the approved alignment.
- c. Walls shall not be constructed within the Vista Corridor easement.
- d. Walls shall be located only within any approved construction envelopes.
- e. Walls shall be setback 4-feet from the approved alignment for every 1-foot of wall height.

4. VISTA CORRIDOR EASEMENTS-DISTURBED AREAS. If areas within any Vista Corridor are disturbed by development, before final site inspection, the developer shall reconstruct those areas to the satisfaction of city staff.

5. NATURAL AREA OPEN SPACE. A minimum of 25-percent of Parcel A and B shall be maintained as natural area open space. At the time of Development Review Board application, the developer shall provide NAOS data for the proposed parcel development. NAOS transfers are allowed in the Boulders Community. If any NAOS transfers are proposed, the applicant, at the time of Development Review Board submittal, shall also submit a table showing the NAOS distribution for the subject parcel and any proposed NAOS transfers, and an overall Boulders Community NAOS table to provide documentation of the available NAOS throughout the Master Planned Development.

6. NON-PROTECTED NATIVE PLANTS. Native plants which are not protected by the Scottsdale Revised Code native plant provisions, but which are necessary for on-site revegetation, are

suitable for transplanting, or are necessarily uprooted for road building or similar construction, as determined by city staff, shall be stockpiled during construction and shall be replanted in on-site landscape areas by the developer before the final site inspection.

CIRCULATION

1. **STREET CONSTRUCTION.** Before issuance of any certificate of occupancy for the site, the developer shall dedicate the following right-of-way and construct the following street improvements, in conformance with the Design Standards and Policies Manual:

Street Name/Type	Dedications	Improvements	Notes
Scottsdale Road/ Major Arterial	75 feet half street (Existing varies from 65 to 55 feet)	Existing	
Westland Road/Minor Arterial	55 feet half street (55 feet existing)	Existing	

- a. The streets for this site shall be designed and constructed to the requirements of the City of Scottsdale ESL Road Design Standards. Sidewalks are required on one side of the local residential streets and the side walks shall connect to external and internal paths where those occur.
2. **ACCESS RESTRICTIONS.** Before issuance of any certificate of occupancy for the site, the developer shall dedicate the necessary right-of-way, as determined by city staff, and construct the following access to the site. Access to the site shall conform to the following restrictions (distances measured to the driveway or street centerlines):
 - a. Scottsdale Road - There shall be no direct vehicular access to Scottsdale Road from this site; access shall remain via cross access easements to existing driveways. The developer shall dedicate a one-foot wide vehicular non-access easement on this street along the frontage of the property.
 - b. Westland Road - There shall be a maximum of one site driveway located approximately 545 feet east of Scottsdale Road. This driveway shall align with the approved driveway location for the property to the south. Full access to Westland Road shall be provided at this location. The developer shall remove the existing driveway and replace it with landscaping, curb and gutter to match the adjacent improvements.
3. **MEDIAN RECONSTRUCTION.** Before issuance of any certificate of occupancy for the site, the developer shall reconstruct the existing median[s] on Westland Road, to provide left-turn access into and out of the site, to the satisfaction of city plan review and transportation, and shall relocate any existing landscaping that will be displaced, as determined by city staff. The median opening location and construction shall be coordinated with the approved development on the south side of Westland Road.
4. **AUXILIARY LANES.** Before issuance of any certificate of occupancy for the site, the developer shall construct a westbound deceleration lane at the site driveway on Westland Road.
5. **EASEMENT REQUIREMENTS.** Before any final plan approval, the developer shall dedicate an ingress/egress easement over the private internal street system in a form acceptable to city staff. Also, the developer shall provided documentation proving that they have dedicated easements to connect them to Scottsdale Road through El Pedregal for Parcel B.

6. PEDESTRIAN CIRCULATION PLAN. With the Development Review Board submittal, the developer shall submit a Pedestrian Circulation Plan for the site, which shall be subject to city staff approval. This plan shall indicate the location and width of all sidewalks and pedestrian pathways.
7. MULTI-USE TRAIL.
 - a. Westland Road. Prior to final plan approval, the developer shall construct a minimum 4-foot wide non-paved trail along the entire frontage of Westland Road within the existing 16-foot wide equestrian trail easement. The non-paved trail shall match the trails built by the Boulders to the east, in terms of colors, materials and signage. The alignment and location of the non-paved trail shall be subject to approval of the Trails Coordinator. Also, the developer shall change the existing 16-foot equestrian trail to a 15-foot wide public access easement.
 - b. Scottsdale Road. Prior to final plan approval for the site, the developer shall construct an 4 foot wide non-paved trail adjacent to the existing paved path and within a 25 wide public access easement, located within the boundaries of the 75 foot Scottsdale Road Scenic Corridor Easement.
 - c. Internal Parcel A connection to Parcel B and Scottsdale Road. Prior to final plan approval, the developer shall dedicate a public access easement being not less than 15-feet in width, and constructed as a non-paved surface, from the northwest portion of Parcel A to the trail along Scottsdale Road and to Parcel B.
8. PRIVATE STREET CONSTRUCTION. All private streets shall be constructed to full public street standards, except equivalent construction materials or wider cross-sections, may be approved by city staff. In addition, all private streets shall conform to the following requirements:
 - a. No internal private streets shall be incorporated into the city's public street system at a future date unless they are constructed, inspected, maintained and approved in conformance with the city's public street standards. Before any lot is sold, the developer shall record a notice satisfactory to city staff indicating that the private streets shall not be maintained by the city.
 - b. Before issuance of any certificate of occupancy for the site, the developer shall post access points to private streets to identify that vehicles are entering a private street system.
 - c. Secured access shall be provided on private streets only. The developer shall locate security gates a minimum of 75 feet from the back of curb to the intersecting street. The developer shall provide a vehicular turn-around between the public street and the security gate.

DRAINAGE AND FLOOD CONTROL

1. CONCEPTUAL DRAINAGE REPORT. With the Development Review Board submittal, the developer shall submit a conceptual drainage report and plan subject to city staff approval. The conceptual report and plan shall conform to the Design Standards and Policies Manual - Drainage Report Preparation. In addition, the conceptual drainage report and plan shall:
 - a. Identify all major wash corridors entering and exiting the site, and calculate the peak discharge (100-yr, 6-hr storm event) for a pre- versus post-development discharge comparison of ALL washes, which exit the property.
 - b. Determine easement dimensions necessary to accommodate design discharges.
 - c. Demonstrate how the storm water storage requirement is satisfied, indicating the location, volume and drainage area of all storage.
 - d. Include flood zone information to establish the basis for determining finish floor elevations in conformance with the Scottsdale Revised Code.
 - e. Include a complete description of requirements relating to project phasing.

2. FINAL DRAINAGE REPORT. With the improvement plan submittal to the Project Quality/Compliance Division, the developer shall submit a final drainage report and plan subject to city staff approval. The final drainage report and plan shall conform to the Design Standards and Policies Manual – Drainage Report and Preparation. In addition, the final drainage report and plan shall:
3. STORM WATER STORAGE REQUIREMENT. On-site storm water storage is required for the full 100-year, 2-hour storm event, unless city staff approves the developer's Request for Waiver. See Section 2 of the Design Standards and Policies Manual for waiver criteria.
 - a. If applicable, the developer shall submit to the Community Development Division a Request for Waiver Review form, which shall:
 - (1). Include a supportive argument that demonstrates historical flow through the site will be maintained, and that storm water runoff exiting this site has a safe place to flow.
 - (2). Include an estimate for payment in-lieu of on-site storm water storage, subject to city staff approval.
 - b. Before the improvement plan submittal to the Project Quality/Compliance Division, the developer shall have obtained the waiver approval.
4. STORM WATER STORAGE EASEMENTS. With the Development Review Board submittal, the developer shall submit a site plan subject to city staff approval. The site plan shall include and identify tracts with easements dedicated for the purposes of storm water storage, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual.
5. DRAINAGE EASEMENTS. Before the issuance of any building permit for the site, the developer shall dedicate to the city, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual, all drainage easements necessary to serve the site.

VERIFICATION OF COMPLIANCE

1. REQUIRED SPECIAL INSPECTIONS. Before the approval of the improvement plans, the Project Quality/Compliance Division staff shall specify those drainage facilities that shall be required to have Special Inspections. See Section 2-109 of the Design Standards and Policies Manual for more information on this process.
2. CONDITION FOR ISSUANCE OF GRADING & DRAINAGE PERMIT. Before the issuance of a Grading & Drainage Permit:
 - a. The developer shall certify to the Project Quality/Compliance Division, that it has retained an Inspecting Engineer by completing Part I (Project Information) and Part II (Owner's Notification of Special Inspection) of the Certificate of Special Inspection of Drainage Facilities (CSIDF); and,
 - b. The Inspecting Engineer shall seal, sign and date Part III (Certificate of Responsibility) of the CSIDF.
3. CONDITION FOR ISSUANCE OF CERTIFICATE OF OCCUPANCY AND/OR LETTER OF ACCEPTANCE. Before the issuance of a Certificate of Occupancy and/or a Letter of Acceptance:
 - a. The Inspecting Engineer shall seal, sign and date the Certificate of Compliance form.
 - b. The developer shall submit all required Special Inspection Checklists and the completed Certificate of Compliance form to the Inspection Services Division. The Certificate of

Compliance form shall be sealed, signed and dated by the Inspecting Engineer, and shall be attached to all required Special Inspection Checklists completed by the Inspecting Engineer.

4. AS-BUILT PLANS. City staff may at any time request the developer to submit As-built plans to the Inspection Services Division. As-built plans shall be certified in writing by a registered professional civil engineer, using as-built data from a registered land surveyor. As-built plans for drainage facilities and structures shall include, but are not limited to, streets, lot grading, storm drain pipe, valley gutters, curb and gutter, flood walls, culverts, inlet and outlet structures, dams, berms, lined and unlined open channels, storm water storage basins and underground storm water storage tanks, bridges as determined by city staff.

WATER

1. BASIS OF DESIGN REPORT (WATER). Before the improvement plan submittal to the Project Quality/Compliance Division, the developer shall submit a basis of design report and plan subject to Water Resources Department approval. The basis of design report shall conform to the Design Standards and Policies Manual. In addition, the basis of design report and plan shall:
 - a. Identify the location, size, condition and availability of existing water lines and water related facilities such as water valves, water services, fire hydrants, back-flow prevention structures, etc.
 - b. Identify the timing of and parties responsible for construction of all water facilities.
 - c. Include a complete description of requirements relating to project phasing.
2. APPROVED BASIS OF DESIGN REPORT. Before the improvement plan submittal to the Project Quality/Compliance Division, the developer shall have obtained approval of the Basis of Design Report.
3. NEW WATER FACILITIES. Before the issuance of Letters of Acceptance by the Inspection Services Division, the developer shall provide all water lines and water related facilities necessary to serve the site. Water line and water related facilities shall conform to the city Water System Master Plan.
4. WATERLINE EASEMENTS. Before the issuance of any building permit for the site, the developer shall dedicate to the city, in conformance with the Scottsdale Revised Code the Design Standards and Policies Manual, all water easements necessary to serve the site.

OTHER REQUIREMENTS

1. ENVIRONMENTAL PROTECTION AGENCY (EPA) REQUIREMENTS. All construction activities that disturb five or more acres, or less than five acres if the site is a part of a greater common plan, shall obtain coverage under the National Pollutant Discharge Elimination System (NPDES) General Permit for Construction Activities. [NOI forms are available in the City of Scottsdale One Stop Shop, 7447 East Indian School Road, Suite 100. Contact Region 9 of the U.S. Environmental Protection Agency at 415-744-1500, and the Arizona Department of Environmental Quality at 602-207-4574 or at web site <http://www.epa.gov/region>.

The developer shall:

- a. Submit a completed Notice of Intent (NOI) to the EPA.
- b. Submit a completed Storm Water Pollution Prevention Plan (SWPPP) to the EPA.

2. NOTICE OF INTENT (NOI). With the improvement plan submittal to the Project Quality/Compliance Division, the developer shall submit a copy of the NOI.
3. SECTION 404 PERMITS. With the improvement plan submittal to the Project Quality/Compliance Division, the developer' engineer must certify that it complies with, or is exempt from, Section 404 of the Clean Water Act of the United States. [Section 404 regulates the discharge of dredged or fill material into a wetland, lake, (including dry lakes), river, stream (including intermittent streams, ephemeral washes, and arroyos), or other waters of the United States.]
4. DUST CONTROL PERMITS. Before commencing grading on sites 1/10 acre or larger, the developer shall have obtained a Dust Control Permit (earth moving equipment permit) from Maricopa County Division of Air Pollution Control. Call the county 602-507-6727 for fees and application information.
5. UTILITY CONFLICT COORDINATION. With the improvement plan submittal to the Project Quality/Compliance Division, the developer shall submit a signed No Conflict form (not required for city owned utilities) from every affected utility company.
6. ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY REQUIREMENTS (ADEQ). The developer shall be responsible for conformance with ADEQ regulations and requirements for submittals, approvals, and notifications. The developer shall demonstrate compliance with Engineering Bulletin #10 Guidelines for the Construction of Water Systems, and Engineering Bulletin #11 Minimum Requirements for Design, Submission of Plans, and Specifications of Sewerage Works, published by the ADEQ. In addition:
 - a. Before approval of final improvement plans by the Project Quality/Compliance Division, the developer shall submit a cover sheet for the final improvement plans with a completed signature and date of approval from the Maricopa County Environmental Services Department (MCESD).
 - b. Before issuance of encroachment permits by city staff, the developer shall provide evidence to city staff that a Certificate of Approval to Construct Water and/or Wastewater Systems has been submitted to the MCESD. This evidence shall be on a document developed and date stamped by the MCESD staff.
 - c. Before commencing construction, the developer shall submit evidence to city staff that Notification of Starting Construction has been submitted to the MCESD. This evidence shall be on a document developed and date stamped by the MCESD staff.
 - d. Before acceptance of improvements by the city Inspection Services Division, the developer shall submit a Certificate of Approval of Construction signed by the MCESD and a copy of the As-Built drawings.
 - (1). Before issuance of Letters of Acceptance by the city Inspection Services Division, the developer shall:
 - (2). Provide to the MCESD, As-Built drawings for the water and/or sanitary sewer lines and all related facilities, subject to approval by the MCESD staff, and to city staff, a copy of the approved As-Built drawings and/or a Certification of As-Built, as issued by the MCESD.
 - (3). Provide to the MCESD a copy of the Engineers Certificate of Completion with all test results, analysis results, and calculations, as indicated on the form.
 - (4). Provide to the MCESD a copy of the Request for Certificate of Approval of Construction of water and/or sanitary sewer lines with all appropriate quantities.
 - (5). Provide the city Inspection Services Division a copy of the Certificate of Approval of Construction, as issued by the MCESD.

ADDITIONAL INFORMATION FOR CASE 5-ZN-1992#3

PLANNING/DEVELOPMENT

1. **DENSITY CONTINGENCIES.** The approved density for each parcel may be decreased due to drainage issues, topography, NAOS requirements, and other site planning concerns which will need to be resolved at the time of preliminary plat or site plan approval. Appropriate design solutions to these constraints may preclude achievement of the proposed units or density on any or all parcels.
2. **FINAL UNIT LOCATION.** The specific location of each unit shall be subject to Development Review Board approval.
3. **DEVELOPMENT REVIEW BOARD.** The City Council directs the Development Review Board's attention to:
 - a. A plan indicating the walls, structures and improvements within and treatment of washes and wash crossings,
 - b. Perimeter walls, wall design,
 - c. The type, height, design, and intensity of proposed lighting on the site, to ensure that it is compatible with the adjacent use,
 - d. Scenic corridors and buffered parkways,
 - e. Improvement plans for common open space, common buildings, guard house(s) and/or walls, and amenities such as ramadas, landscape buffers on public and/or private property (back-of-curb to right-of-way or access easement line included).
 - f. Major storm water management systems,
 - g. Vista Corridor watercourses (all watercourses with a 100 year flow of 750 cfs or greater),
 - h. Alterations to natural watercourses (all watercourses with a 100 year flow of 250 cfs to 749 cfs),
 - i. Walls adjacent to Vista Corridors and NAOS tracts and corridors,
 - j. Signage,
 - k. Master Environmental Design Concept Plans.
4. **REVEGETATION OF SCENIC CORRIDORS.** The Development Review Board may approve revegetation of the Scenic Corridors.
5. **NOTICE TO PROSPECTIVE BUYERS.** The developer shall give the following information in writing to all prospective buyers of lots on the site:
 - a. The development's private streets shall not be maintained by the city.
 - b. The city shall not accept any common areas on the site for ownership or maintenance.
6. **BOULDER AND ROCK OUTCROPS PROTECTION.** The protection and maintenance of boulder and rock outcrops shall be subject to Development Review Board approval.
7. **NATIVE PLANT PRESERVATION.** The owner shall secure a native plant permit as defined in the Scottsdale Revised Code for each parcel. City staff will work with the owner to designate the extent of the survey required within large areas of proposed undisturbed open space. Where excess plant material is anticipated, those plants shall be offered to the public at no cost to the owner in accordance with state law and permit procedure or may be offered for sale.

ENGINEERING

1. **RESPONSIBILITY FOR CONSTRUCTION OF INFRASTRUCTURE.** The developer shall be responsible for all improvements associated with the development or phase of the development and/or required for access or service to the development or phase of the development. Improvements shall include, but not be limited to washes, storm drains, drainage structures, water systems, sanitary sewer systems, curbs and gutters, paving, sidewalks, streetlights, street signs, and landscaping. The granting of zoning/use permit does not and shall not commit the city to provide any of these improvements.
2. **FEES.** The construction of water and sewer facilities necessary to serve the site shall not be in-lieu of those fees that are applicable at the time building permits are granted. Fees shall include, but not be limited to the water development fee, water resources development fee, water recharge fee, sewer development fee or development tax, water replenishment district charge, pump tax, or any other water, sewer, or effluent fee.
3. **STREET CONSTRUCTION STANDARDS.** The streets for the site shall be designed and constructed to the standards in the Design Standards and Policies Manual.
4. **CITY CONTROL OF ACCESS.** The city retains the right to modify or void access within city right-of-way. The city's responsibility to promote safe conditions for the traveling public takes precedence over the stipulations above.

**BOULDERS VILLAS
5-ZN-1992#3
TRAFFIC IMPACT SUMMARY**

Existing Conditions:

The site is located on the northeast corner of Scottsdale Road and Westland Drive. Scottsdale Road is designated as a Regional Systems roadway on the Community Mobility Element of the new General Plan and functions as a Major Arterial street as designated on the Circulation Element of the old General Plan. Westland Drive is designated as a Neighborhood Systems roadway on the Community Mobility Element of the new General Plan and functions as a Minor Arterial as designated on the Circulation Element of the old General Plan. The intersection of Scottsdale Road and Westland Drive is currently signalized.

The current daily volume of traffic using this section of Scottsdale Road is 21,200 vehicles per day as of 2002. Traffic on Westland Drive is well under its capacity of 35,000 vehicles per day.

Scottsdale Road is constructed to a cross section with 2 northbound lanes, 2 southbound lanes, and a landscaped median. Westland Drive is constructed to a cross section with 2 eastbound and 2 westbound lanes and a landscaped median. The posted speed limit on Scottsdale Road is 45 mph north of Westland Drive and 55 mph south of Westland Drive. The posted speed limit on Westland Drive is 30 mph.

Proposed Development:

This is a request for Site plan approval per Zoning Stipulations from 5-ZN-1992 on a 18.1 +/- acre parcel located at the Northeast corner of Westland Road and Scottsdale Road with Planned Neighborhood Center, Planned Community District, Environmentally Sensitive Lands (PNC, PCD, ESL) and Central Business District, Environmentally Sensitive Lands (C-2, ESL) zoning. This request is for a site plan approval to develop the property with 49 commercial office and living units. The estimated trip generation numbers for the existing and proposed scenarios are presented in the table below.

TRIP GENERATION COMPARISON TABLE

Land Use	Daily Total	AM Peak Hour			PM Peak Hour		
		In	Out	Total	In	Out	Total
Proposed Site Plan	630	30	30	60	36	36	72
Previously Approved Site Plan	6,028	88	57	145	252	273	525
Increase	-90%	-66%	-47%	-59%	-86%	-87%	-86%

The trip generation analysis indicates that the trips from the proposed residential and office use will be substantially below the previously approved commercial use. The trip generation calculations are based on data contained in the Institute of Transportation Engineer's *Trip Generation*. The applicant has provided a trip generation comparison by Task Engineering.

The proposed project is divided into north and south sections. The larger south section, with 40 live/work units, will have a full median break access to Westland Drive. The entrance provides an adequate 720' separation from Scottsdale Road, allowing for eastbound and westbound turn bays. The Scottsdale Road / Westland Road intersection is signalized. Volumes are low on Westland Drive, providing acceptable turning gaps for the project access.

The north section, with 8 live / work units will have street access to Scottsdale Road through the adjacent commercial property to a median opening. Less direct access is available to the traffic signal at Scottsdale Road and Carefree Highway; however, this is a circuitous route. These units may have difficulty accessing Scottsdale Road during peak traffic periods.

It would be desirable to connect the north with the south units via a driveway in order to allow all units access via the Westland Drive entrance; however, an investigation of drainage issues has concluded that the connection not feasible. There is a major wash crossing that separates the two project areas. Bridging the wash would be too expensive; installing culverts would impact the upstream areas.

Summary:

Approval of this site plan will allow the development of 49 commercial office / living units. This project is in two sections each with separate access. The south section has full median break access to a four-lane median divided Westland Drive, and the north section has full median break access to the four-lane median divided Scottsdale Road. The proposed site plan represents a significant reduction in site-generated traffic versus the previously approved site plan.

From: John Gordon [JGordon@ccusd93.org]
Sent: Tuesday, May 27, 2003 7:33 AM
To: Wauwie, Kira
Subject: RE: Boulders Villas

Kira, our district average is 2.33 people per residence. The .33 is K - 12 student. The new developments in and around Mirabel, although in the \$1M and up category are still bringing in this number. Generally speaking, the Phx part of our district is the highest average with about 2.52. Thanks

John W Gordon, Supt.
Cave Creek Unified School District
480-575-2015 (W)
602-320-1238
"Serving Cave Creek, Carefree, Scottsdale & Phoenix

>>> "Wauwie, Kira" <KWauwie@scottsdaleaz.gov> 5/24/03 11:38:35 AM >>>

Hi John,
Thanks for the e-mail, hope you are having a good holiday weekend. I'm just having some fun working on Saturday. Well, I was writing up the staff report for the Boulders Villas and I remember a Council hearing not long ago in which the Council stated they like to know how many school age children new developments would generate. Do you have an indication for this development? And then they also like to know whether any local schools have capacity deficiency and if so, how the school will handle capacity with the additional children.
Hope this is not too much to ask for. Please call or e-mail back if you need clarification.
Thanks so much!
Kira

Kira Wauwie
Project Coordination Manager
Planning & Development Services
Current Planning
7447 E. Indian School Road, Ste. 105
Scottsdale, AZ 85251
PHONE: 480-312-7061
FAX: 480-312-7088
EMAIL: kwauwie@ScottsdaleAZ.Gov
WEB: <http://www.ScottsdaleAZ.Gov>

-----Original Message-----

From: John Gordon [mailto:JGordon@ccusd93.org]
Sent: Friday, May 23, 2003 1:15 PM
To: Wauwie, Kira
Subject: Boulders Villas

Thanks for the opportunity to be aware of new developments and re-zoning. The 49 "live/work" units should have no significant impact on the school district and should increase our assessed valuation. I would ask that consideration be given for a school bus marking on the North Westland curb for picking up and delivering students. I appreciate the fact that the development will be one-story which is more accommodating for our "The Desert is the Heart of Our Community" belief. Let me know if you have any further questions or need for engagement.

John W Gordon, Supt.
Cave Creek Unified School District
480-575-2015 (W)
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"Serving Cave Creek, Carefree, Scottsdale & Phoenix"

5-ZN-1992#3
Boulders Villas

Attachment #9. Citizen Involvement

The above attachment is on file at the City of
Scottsdale Current Planning office,
7447 E Indian School Road, Suite 105.



Boulders Villas offers a unique, gated office/residential setting for seasonal or year-round residents that combines a residential villa with a separate-only office space.

The Clubhouse offers, in addition to recreational amenities, a meeting room, internet access, and work stations to support office use.

The existing Resort/Golf Nursery Yard is re-located to the southwest portion of the site with direct access from Westland Road. It is walled and fully screened by native vegetation.

Site Plan Data:
Zoning: C-2 PCD ESL, north portion; PNC PCD ESL south portion
Zoning Case: All adjacent property: S-ZN-02 (Boulders Master Development Plan)

Approx. gross floor areas:
Live/Work units: 2,250 s.f.
Residence: 1,445 s.f.
Office: 300 s.f.
Garage: 512 s.f.
Patio: 277 s.f.
Clubhouse: 2,182 s.f.
Nursery Yard building: 2,133 s.f.

Parcel size: PNC (south unit) 14.1 acres per DMP; C-2 (north unit) 4 acres.
Residential Units: 49
Residential Density: 2.7 DU/AC
Parking required: 2 per residential unit, 1 per office unit, Clubhouse 8 spaces, Nursery Yard 10 spaces. See sketch submitted to show how ADA spaces are accommodated. Total 166 spaces.
Building Height: 36 allowed in natural grade, 18' provided above FTL. All one story.

Open space required is exceeded by N.A.O.S. required (25% of site per DMP), 18.1 Ac. x 25% = 4.52 Ac.

50% of open space required is provided in peripheral buffers and Scenic Corridor.
Sites do not abut single family districts (separated by roadway from residential or adjacent to C-2 zoned land).

Operations and Storage associated with Nursery Yard is screened by a continuous 7 foot wall with solid gates.

PNC property size was created in S-ZN-02, and is segmented into 2 sub-parcels approximately 5.6 acres and 8.5 acres.

Roadway widths: 23' pavement with 18" roll-curb adjacent to parking, 20' pavement with 18" roll-curb if parking not adjacent.
Parking stalls: 10' x 18' typical.

See architectural plans for building dimensions.

Landscape Concept:
Indigenous species will be used throughout the Villas in keeping with ESL design requirements. Salvaged native trees and cacti will be re-used on this site.

Although the commercial parcels are not subject to Boulders design guidelines and are governed by separate CC&Rs, walls, site features and paving will conform to the "Boulders Character" by using organic shapes, muted earth-tone colors, low-key signage, bollard and 12V landscape lighting, and ornamental metalwork.

April 11, 2003

Owner: Boulders Joint Venture LLC aka Wyndham International
Developer: Watt/Solus LLC
Land Planner/Landscape Architect: LVA Urban Design Studio LLC
Architect: Douglas Frederickson Architects
Civil Engineer: SKG Enterprises

Boulders Villas

Luxury Live/Work Office/Residential Units

Site Plan and landscape concept plan



5-ZN-1992#3

4/11/03